

**CITY PLANNING COMMISSION  
MINUTES  
JULY 11, 2017**

**1. CALL TO ORDER** – Blackman called the meeting to order at 6:00 P.M.

**2. ROLL CALL**

Members Present: Blackman, Crawford, Daniels, DeMasi, Holm, Holtz, Milford, Rew, VanHouten and Wolf  
Absent: Nelson  
Vacancy: None  
Staff: Brown, Garrett, Gibbons, Meeks and Wade

**3. ADOPTION OF AGENDA**

Motion by Rew, second by Holm to adopt the agenda as presented. Motion carried by unanimous voice vote.

**4. APPROVAL – MINUTES OF JUNE 13, 2017 MEETING**

Motion by VanHouten, second by DeMasi to adopt the agenda as presented. Motion carried by unanimous voice vote.

**5. PROOF OF PUBLICATION** – Brown

**6. REVIEW OF MEETING PROCEDURES** – Blackman

**7. PUBLIC HEARINGS** - *(Refer to the taped recording of these proceedings for official verbatim minutes)*

- A. CASE #ZC-17-002: Public hearing on the request of William R. Hargens, on behalf of Barbara Williamson, to rezone property legally described as Lots 259 & 260, Belmont Addition and the North ½ of the vacated alley adjacent from R-1/Single-Family Residential District to C-2/Commercial District. Location: Southeast corner of North 17<sup>th</sup> Street and Avenue 'K' intersection.

The following member of the public spoke in favor of the request:

William Hargens, 70 Crestwood Drive, Council Bluffs, Iowa 51503, presented the rezoning request to the Commission. Hargens stated the purpose of the rezoning is to allow him to build a 2,800 square foot personal storage garage without a residential dwelling on the subject property. Hargens then discussed the architectural designs for the garage and how the building will only be used to store his personal belongings.

Motion by Rew, seconded by Holm to accept a large rendering of Exhibit 'D' and then return it back to the applicant as the case staff report includes a reduced copy of said exhibit. Motion carried by unanimous voice vote.

Hargens further stated that the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Plan (comprehensive plan) and that the proposed storage building will enhance the image of the City. Hargens then answered questions from the Commission regarding access to the subject property, storage items and restroom facilities in the proposed storage building.

No one from the public spoke in opposition of the request.

Brown clarified to the audience and Commission that the future land use plans of the Council Bluffs 1994 Comprehensive Plan and the Bluffs Tomorrow: 2030 Plan designated the subject property as “Low Density Residential” and not commercial. Brown then responded to zoning questions that involve the subject property and surrounding land areas from the Commission.

The Planning Commission members asked questions and discussed the request.

Motion by Danielsen, second by DeMasi to recommend denial of the requested rezoning based on the following findings stated in the case staff report:

1. Based on the Land Use Plan’s designation of the area as Low Density Residential, the approval of this zoning text amendment would not be consistent with the established goals and policies.
2. The C-2/Commercial District Statement of Intent designates the district to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also is to provide for a variety of commercial services for the community and adjacent residential neighborhoods. The proposed use would not provide any service to the adjacent residents, nor is the area located on a major traffic corridor. For these reasons, the use would not be consistent with the intent of the zoning district.
3. While there are currently commercially zoned parcels adjacent to the proposal (to the south) a majority of the area is zoned R-1/Residential, meaning that the approval would allow for an inconsistent use to encroach on established neighborhoods.

VOTE: AYE – Blackman, Crawford, Danielsen, DeMasi, Holm, Holtz, Milford and Wolf.  
NAY – Rew and VanHouten. ABSTAIN – None. ABSENT – Nelson. Motion carried.

- B. CASE #SAV-17-002: Public hearing on the request of the City of Council Bluffs to vacate that part of 11<sup>th</sup> Avenue extending from the east right-of-way line of the South Expressway (Highway 192) to the west right-of-way line of South 6<sup>th</sup> Street as well as that part of 11<sup>th</sup> Avenue extending from the east right-of-way line of South 6<sup>th</sup> Street to the west right-of-way line of South Main Street and to vacate the West north/south alley in Block 15, Riddles Subdivision. Location: 11<sup>th</sup> Avenue between the South Expressway and South Main Street.

Wolf abstained from the request.

Rose Brown, Planning Coordinator, City of Council Bluffs, Iowa presented the request to the Commission. Brown discussed the existing condition of the subject 11<sup>th</sup> Avenue right-of-way and alley and then stated the City only wants to vacate said areas at this time. Brown then clarified that a separate public hearing will be required by the City if the vacated right-of-way and alley are disposed of to an adjoining property owner in the future. Brown then explained how the proposed vacations would assist with redevelopment efforts along South Main Street. Brown then discussed staff’s recommendation for the proposed vacations with the Commission.

No one from the public spoke in opposition of the request.

The Planning Commission members asked questions and discussed the request.

Motion by VanHouten, second by Crawford to recommend the following:

1. Approval to vacate that part of 11<sup>th</sup> Avenue extending from the east right-of-way line of South 6<sup>th</sup> Street to the west right-of-way line of South Main Street; and
2. Approval to vacate that portion of 11<sup>th</sup> Avenue abutting properties legally described as Lot 6, Block 11, Riddles Subdivision and the East ½ of the vacated alley adjacent along with Lot 1, Block 14, Riddles Subdivision; and
3. Approval to vacate the West north/south alley in Block 15, Riddles Subdivision.

VOTE: AYE – Blackman, Crawford, Danielsens, DeMasi, Holm, Holtz, Milford, Rew and VanHouten.  
NAY – None. ABSTAIN – Wolf. ABSENT – Nelson. Motion carried.

**8. OTHER BUSINESS** *(Refer to the taped recording of these proceedings for the official verbatim minutes)*

- A. City Council update – Wade provided an update of City Council actions relative to recent planning cases.
- B. Other items of interest – None.

**9. ADJOURNMENT** – Blackman adjourned the meeting at 6:40 P.M.

*The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.*